



COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (suite 250 City Council Conference Room) beginning with a **Field Trip at 4:30 p.m.** with an approximate return time of **5:30 p.m.** and a **Business Meeting** (suite 300 Council Chambers) beginning at approximately **6:00 p.m. on Wednesday, April 1, 2015**, located at 1265 E. Fort Union Blvd., Cottonwood Heights, Utah.

WORK SESSION (suite 250)

- 4:30 p.m.** 1. **Field Trip to 7105 South Wasatch Boulevard**
(The Commission will meet at the Park-n-Ride on the north side of Fort Union Blvd. west of Wasatch Blvd. and take a field trip to visit the property located at 7105 S. Wasatch Blvd. (the gravel pit). To locate the Planning Commission at any time during this field trip please contact Community and Economic Development Director, Brian Berndt, at (801)232-9655.)
- 5:30 p.m.
approximately** 2.0 **Review Business Meeting Agenda**
(The Commission will review and discuss a request from Todd Thueson for conditional use approval to operate an adult day-care facility in an existing building located at 1930 E. Fort Union Blvd. (Parcel #2228229025); a request from Nick Mason, David Weekley Homes, for preliminary approval of a 17-lot subdivision located on a portion of the 10.85 –acre property located at 7350 So. Wasatch Blvd. and a City-initiated proposed text amendment to Chapter 19 of the Cottonwood Heights Municipal Code introducing a new zoning classification, Planned Development Districts (PDD).)
- 3.0 **Discuss Status of Other Pending Matters**
(The Commission may also discuss the status of other pending applications and matters before the Commission and new applications and matters to be considered by the Commission in the future.)

**6:00 p.m.
approximately**

BUSINESS MEETING (suite 300)

- 1.0 **WELCOME/ACKNOWLEDGEMENTS** – Commissioner Walker
- 2.0 **FLAG CEREMONY** – Scout Troop
- 3.0 **CITIZEN COMMENTS**
(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Planner prior to noon the day before the meeting.)
- 4.0 **PUBLIC HEARINGS**
- 4.1 **(Project #CUP 15-003) Public Comment on a request from Todd Thueson for conditional use approval to operate an adult day-care facility located at 1930 East Fort Union Boulevard**
(Public comment will be taken on a request from Todd Thueson for conditional use approval to operate an adult day-care facility in an existing building located at 1930 E. Fort Union Blvd. (Parcel #2228229025).)

4.2 **(Project #SUB 15-002) Public Comment on a request from Nick Mason, David Weekley Homes, for preliminary approval of a 17-lot subdivision located at 7350 South Wasatch Boulevard**

(Public comment will be taken on a request from Nick Mason, David Weekley Homes, for preliminary approval of a 17-lot subdivision located on a portion of the 10.85 –acre property located at 7350 So. Wasatch Blvd.)

5.0 **ACTION ITEMS**

5.1 **(Project #CUP 15-003) Action on a request from Todd Thueson for conditional use approval to operate an adult day-care facility located at 1930 East Fort Union Boulevard**

(The Commission will take action on a request from Todd Thueson for conditional use approval to operate an adult day-care facility in an existing building located at 1930 E. Fort Union Blvd. (Parcel #2228229025).)

5.2 **(Project #SUB 15-002) Action on a request from Nick Mason, David Weekley Homes, for preliminary approval of a 17-lot subdivision located at 7350 South Wasatch Boulevard**

(The Commission will take action on a request from Nick Mason, David Weekley Homes, for preliminary approval of a 17-lot subdivision located on a portion of the 10.85 –acre property located at 7350 So. Wasatch Blvd.)

5.3 **(Project #ZTA - 15-001) Action on a City-initiated proposed text amendment to Chapter 19 of the Cottonwood Heights Municipal Code introducing a new zoning classification, Planned Development Districts (PDD)**

(The Commission will take action on a City-initiated proposed text amendment to Chapter 19 of the Cottonwood Heights Municipal Code introducing a new zoning classification, Planned Development Districts (PDD).)

5.4 **Approval of Minutes for March 4, 2015**

6.0 **ADJOURNMENT**

On Tuesday, March 31, 2015, at 4:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmn.utah.gov>

DATED THIS 31st DAY OF MARCH 2015

Kory Solorio, City Recorder

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the Council Chambers or Conference Room will be able to hear all discussions.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify Kory Solorio at (801)944-7020 at least 24 hours prior to the meeting. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to bberndt@ch.utah.gov. Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Cottonwood Heights City Recorder (801)944-7020. We would appreciate notification two working days prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711

Cottonwood Heights Planning Commission
Meeting Date: April 1, 2015



FILE NUMBER/

PROJECT NAME: CUP-15-003; Adult Day Care

LOCATION: 1930 E Fort Union Boulevard; parcel #2228229025

REQUEST: Conditional use approval for the operation of an adult day care

OWNER: Robert and Judy Adams

APPLICANT: Todd Thueson

STAFF

RECOMMENDATION: APPROVAL of Conditional Use Permit CUP-15-002, with conditions.

APPLICANT'S PROPOSAL

The applicant is proposing to operate an adult day care in the existing building located at 1930 East Fort Union Boulevard. Per the applicant's narrative, business activities include reading, arts and crafts, light aerobics, group projects, and other enriching activities. The applicant is not proposing any remodel or expansion of the site or building, and the proposed business will take place entirely within the existing building. The applicant's proposed number of occupants is 25, with hours of operation of Monday – Friday, 9:00 a.m. to 4:30 p.m.



BACKGROUND

General Plan

The current land use designation of the subject property is Mixed Use (MU). Similarly, all of the adjacent properties currently zoned CR are also designated as MU in the Cottonwood Heights General Plan.

Zoning

The zoning designation of the subject property is Regional Commercial (CR). Day cares are listed as a conditional use in the Cottonwood Heights Zoning Ordinance (19.40.030 (15)).

Adjacent Zoning and Uses

North: Regional Commercial (CR); Red Hanger Cleaners

South: R-1-8; Single-Family Residential

East: Regional Commercial (CR); Scuba Utah

West: Regional Commercial (CR); Craftcenter of Fine Stitchery

Site History

Recent previous uses on the site have been administrative offices.

Noticing

All property owners within 1000' of the subject property were mailed meeting notices by March 18, 2015.

Public Comment

As of the writing of this staff report (March 27, 2015), staff has received no public comment regarding the application.

SAMPLE MOTIONS

Approval

"I move that we approve application CUP-15-003, a request for a conditional use permit to operate an adult day care center in the building located at 1930 East Fort Union Boulevard, including all conditions of approval and based on the findings listed in the staff report dated April 1st, 2015."

- Include any additional findings or conditions of approval.....

Denial

"I move that we deny application CUP-15-003, a request for a conditional use permit to operate an adult day care center in the building located at 1930 East Fort Union Boulevard, based on the following findings:"

- List findings for denial...

Attachments:

1. Conditions of Approval

CONDITIONS OF APPROVAL

Staff recommends APPROVAL, subject to the following conditions:

1. Prior to operation, the applicant shall obtain a business license in compliance with all state and local licensing requirements for day care centers;
2. Prior to future modification of the existing building and site, the applicant shall obtain all necessary permits and approvals, as directed by City staff.

Finding that:

- The proposed use is in harmony with and meets the intent of the Cottonwood Heights Zoning Ordinance;
- Given that no site or building modification is being proposed, the proposed use does not create a negative impact that cannot be mitigated through reasonable conditions.



FILE NUMBER/
PROJECT NAME: SUB-15-002; Canyon Centre Phase III Subdivision Plat

LOCATION: 7350 South Wasatch Boulevard

REQUEST: Preliminary Approval of a 17-lot Subdivision

APPLICANT: Nick Mason, David Weekley Homes

ENGINEER: Perigee Consulting; 9071 S 1300 W #204, West Jordan, UT 84088

RECOMMENDATION: APPROVE subject to attached conditions of approval

APPLICANT'S PROPOSAL

The applicant is requesting approval of a 17-lot single-family subdivision. The Commission will be reviewing the proposed subdivision for compliance with the Cottonwood Heights Subdivision Ordinance (Title 12). The applicant is seeking preliminary subdivision plat approval at the meeting. The site plan, setbacks, structure heights, architecture, landscaping, etc. was previously approved by the Planning Commission at its meeting held on January 7, 2015 as part of Project CUP-14-009, Phase II of the Canyon Centre Mixed-Use Development. The applicant's proposal is part of the Canyon Centre project, a master-planned mixed-use project being developed in multiple phases.

BACKGROUND

General Plan

The Cottonwood Heights General Plan dictates the will of the City as it relates to various types of land use. A Mixed-Use land designation serves the following purpose:

This land use allows for a combination of residential and commercial land uses within the same development. Mixed use developments can be designed at a variety of densities and intensities. They are designed to be accessible at the pedestrian scale.

As stated previously, the design of applicant's proposal was already approved as a portion of the Canyon Centre Phase II Conditional Use Permit, at which time the Planning Commission found the proposed single-family subdivision to be in conformance with the General Plan.

Zoning Ordinance

The current zoning designation of the subject property is Mixed-Use (MU). Because this proposed subdivision is a portion of the overall Canyon Centre master-planned development, specific lot requirements found in the MU zoning ordinance will apply to the Canyon Centre project as a whole, rather than to each specific lot within the proposed 17-lot subdivision. For example, the MU ordinance requires lot coverage of not more than 65% of the total lot area. That coverage requirement applies to

the totality of building structure on the Canyon Centre Development Site, and does not apply to individual lots divided for ownership purposes within the site. The same is true of other requirements in the MU ordinance, such as landscaping, lighting, screening, etc. Homes built in the proposed subdivision will count towards MU zoning requirements (i.e. lot coverage, density, landscaping, etc.) as a percentage of the entire Canyon Centre development site.

Subdivision Ordinance

Title 12 of the Cottonwood Heights Municipal Code dictates the Planning Commission's role in subdivision plat approval. In particular, Planning Commission approval is necessary for preliminary plats of subdivisions with greater than 10 lots. Chapter 12.12.030 defines the approval process:

Following a review of the preliminary plat by the planning commission, the community development department and other interested city departments, the planning commission shall act on the plat as submitted or modified. The planning commission shall not act upon any preliminary plat unless written approval has been received from the community development department and such other concerned agencies, including, but not limited to agencies and departments of city government, as the planning commission shall from time to time require. If the plat is approved, the planning commission shall express its written approval with whatever conditions reattached, by returning one copy of the preliminary plat, signed by the community development director or his designated representative, to the subdivider. One other signed copy shall be given to the community development department, one copy shall be retained by the planning commission and one other copy of the approved plat returned to the developer's engineer. If the preliminary plat is disapproved, the planning commission shall indicate its disapproval in writing and give reasons for such disapproval by means of signed copies. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in chapter 12.24 of this title and with the preparation of the final plat.

The applicant's application has been reviewed by the City's Design Review Committee (DRC) including zoning, fire, public works, and engineering. This staff report shall constitute the DRC's written approval of the preliminary plat, subject to correction items submitted by each city department reviewing the project, and subject to the conditions of approval in this staff report and as amended by the Planning Commission.

If the Planning Commission approves the preliminary plat, staff will work with the applicant to ensure that all conditions of approval are addressed, and will proceed with preparation of the final plat.

Noticing

Property owners within 1000' feet of the subject property were mailed public hearing notices no later than March 18, 2015.

CONTEXT

- North: Mixed-Use; Canyon Centre Development
- South: R-1-8; Existing Single-Family Residences
- East: RM; Canyon Racquet Club Condominiums
- West: Mixed-Use; Canyon Centre Development

DEVELOPMENT INFORMATION

The following is information regarding the proposed layout of the 17-lot subdivision:

Lot Sizes

Lot Number	Lot Size*
1	1,762 square feet
2	7,775 square feet
3	2,035 square feet
4	2,244 square feet
5	3,863 square feet
6	1,966 square feet
7	1,827 square feet
8	3,828 square feet
9	2,887 square feet
10	1,896 square feet
11	1,711 square feet
12	3,236 square feet
13	4,240 square feet
14	2,063 square feet
15	1,337 square feet
16	1,549 square feet
17	1,824 square feet

*There is no minimum lot size in the Mixed-Use zone.

Roads

Every proposed lot will be accessed by a private driveway to provide ingress and egress from Canyon Centre Parkway. The road has been reviewed by the fire department for minimum turn-around standards, and has been found to be adequate. The main access driveway is 26' wide, including curb and gutter. There are three smaller access driveways that are each 20' wide. The fire department requires a minimum of 20' of drivable surface for emergency vehicle access.

Infrastructure

Public right-of-way improvements already exist along Canyon Centre Parkway, including curb, gutter, and sidewalk. The applicant will be required to repair any portion of the existing right-of-way damaged during construction.

Storm Drain

Storm water will collect in catch basins on the proposed site and be drained through a 12" storm drain line constructed on the portion of the Canyon Centre site to the north of the proposed subdivision. It will then travel to the northwest corner of the Canyon Centre site and eventually empty into higher capacity 24" storm drain infrastructure.

Utilities

Culinary water lines and sewer lines are proposed to be constructed under the private driveway of the site, connected to infrastructure in Canyon Centre Parkway. Each lot will be individually metered. Water and sewer are under the jurisdiction of Salt Lake City Public Utilities and Cottonwood Improvement District, respectively. Other utilities, including gas, electric, cable, etc. are required to be placed underground and installed per applicable City and utility company standards.

Fire Safety

The proposed driveway has been designed to adequately address fire department road width, bearing capacity, and turn-around standards. There is an existing fire hydrant along Canyon Centre Parkway at the northeast portion of the subdivision. An additional fire hydrant is proposed to be constructed within the subdivision at a central location.

Lighting

The applicant will be required to install at least one city standard streetlight along the public right-of-way adjacent to the proposed subdivision. Street light requirements shall be addressed per the requirements of the city engineer.

Bond for Improvements

Prior to construction, the applicant is required to submit a bond for public improvements, as required by City ordinance. Improvements that require bonding include, but are not limited to: public road cuts; curb, gutter, and sidewalk in the public right-of-way; streetlights; storm drain infrastructure; public right-of-way landscaping; etc.

Attachments

1. Conditions of Approval
2. Sample Motions
3. Context Aerial
4. Preliminary Plat

Staff: Mike Johnson, Associate Planner, (801) 944-7060

CONDITIONS OF APPROVAL

1. The applicant shall address all correction items as required by City staff, as found on the documents "First Zoning Review Amended 3.23.15," and "First Engineering Review 3.24.15." These documents can be found on file with the Cottonwood Heights Community and Economic Development Department;
2. Prior to final approval, the applicant shall submit lot coverage and landscaping calculations, both as a square footage specific to the proposed development, and as a percentage of the overall Canyon Centre Development property;
3. Prior to final approval, the applicant shall submit density calculations, in units per acre of the entire Canyon Centre Development property;
4. Prior to final plat approval, the applicant shall submit evidence of recordation of the Wasatch Gates Subdivision;
5. Prior to final approval, the applicant shall submit a copy of the codes, covenants, and restrictions for the proposed subdivision. Included in this document should be a maintenance plan for the private driveway and any commonly owned areas, architectural review guidelines, and other pertinent information regarding the ongoing operation and maintenance of the subdivision;
6. All conditions of approval pertinent to the 17-lot subdivision from CUP-15-009 (Canyon Centre Phase II Conditional Use and Site Plan Approval) granted by the Planning Commission on January 7, 2015, shall be addressed prior to final subdivision approval;
7. Prior to final approval, the developer shall submit a bond in an amount approved by the City Engineer for any required public improvements;
8. The applicant shall obtain all necessary permits pertaining to site work, grading, demolition, and construction.

Findings for approval:

- The proposed subdivision is in conformance with the mixed-use zoning requirements (19.36), and the requirements of Title 12 (Subdivisions);
- The proposed subdivision has been reviewed by all pertinent city departments, and has received a favorable recommendation of preliminary plat approval;
- The proposed subdivision meets the applicable provisions of Title 14 (Highways, Sidewalks and Public Places);
- Proper notice was given in accordance with local and state requirements.

SAMPLE MOTIONS

Approval

I move that we approve project SUB-15-002, an application by Nick Mason, David Weekley Homes, for preliminary approval of a 17-lot subdivision located on the property at 7350 South Wasatch Boulevard, including all conditions found in the staff report dated April 1st, 2015.

- List any additional conditions...
- List any conditional findings...

Denial

I move that we deny project SUB-15-002, an application by Nick Mason, David Weekley Homes, for preliminary approval of a 17-lot subdivision located on the property at 7350 South Wasatch Boulevard, based on the following findings:

- List findings for denial...

CONTEXT AERIAL



Surveyor's Certificate, Boundary Description, Owner's Dedication, Corporate Acknowledgment, and various approval stamps for Canyon Centre Phase 3.



CURVE	TABLES	LENGTH	TANGENT	CHORD	CHORD BEG.	CHORD END
1	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
2	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
3	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
4	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
5	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
6	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
7	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
8	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
9	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
10	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
11	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
12	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
13	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
14	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
15	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
16	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
17	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
18	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
19	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"
20	220.00	28.20	14.12	28.18	N55°11'00"E	27°12'27"

PERMITS, APPROVALS, AND SIGNATURES SECTION

Planned Development District (PDD)

A. Purpose.

The Planned Development District (PDD) is intended to encourage mixed use development of properties (see Exhibit A for all tier locations) in the vicinity of the Wasatch Boulevard Gravel Pit (Tier 1 - red), intersection nodes along Fort Union Boulevard at 1300 East and Union Park, Highland Drive and 2300 East and the Old Mill site on Wasatch Boulevard (Tier 2 - blue) and areas identified along Fort Union Boulevard and Union Park Ave (Tier 3 - yellow). These development districts are established to allow for greater flexibility in the type, design and layout of land uses than do the standard zoning districts. Additionally, its purpose is to promote more efficient use of land and public services, allow more concentrated projects, and enhance the city's economic development; to ensure innovative and creative design and to facilitate a mix of uses in the development of a community which includes residential, business, commercial, recreational, open space and other selected secondary uses. PDDs are individually designed for a specific site in order to more appropriately address the unique physical and locational features associated with the subject property. Uses and development standards are established by the PDD ordinance and is intended to promote the possibility of a broad range of activities. Each PDD is designed according to a detailed plan which must be approved as part of the PDD ordinance. Growth should occur in a phased and organized manner to save on the costly, premature extension of basic infrastructure and maintain the integrity of comprehensive and projected master plan. Application of the PDD will be considered where a proposal meets all of the objectives and criteria set forth below, and where the merit of the mix of uses, architectural design, public amenities (serving both the project and city), and pedestrian oriented spaces to meet the collective vision of the Planning Commission and City Council, creating a clearly superior development project than would otherwise be possible through the strict application of zoning district regulations.

Development within the PDD should be designed to:

- promote employment and activity centers such as shopping, entertainment, cultural arts, recreational, and community centers, health care facilities, and public transit;
- provide for a range of employment uses at appropriate intensities and locations, support the integration of living and working uses, and support commuter rail and other mass transit services;
- ensure that environmentally sensitive areas are preserved;
- ensure the adequacy of public facilities to accommodate population growth;
- promote a variety of housing types;
- encourage quality and variety in building and landscape design to create a vibrant pedestrian environment;
- encourage opportunities for mass transit services that promote multimodal connections at local and regional levels;
- encourage a mixture of uses, including complementary high density multi-family residential and loft units, retail service, office, lodging, entertainment and cultural uses and create a vibrant pedestrian/transit oriented environment to promote pedestrian activity;

- ensure that provision is made for public and private open space;
- promote layout, design and construction of residential development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area;
- preserve the health, safety and welfare of the public; and
- implement the stated purpose and intent of this Ordinance and the Cottonwood Heights General Plan.

1. The PDD designation shall be used for the following goals/purpose(s):
 - a. To use master planning as a tool to achieve the goals of the General Plan, project harmony, design consistency and the purposes of this Ordinance;
 - b. To carry out specific goals of the General plan, City or public/private partnered special projects, and City Council strategic focus areas;
 - c. To encourage the planned development of parcels sufficiently large as to permit comprehensive site planning and building design; to provide a more flexible regulatory procedure by which the basic public purposes of the Cottonwood Heights General Plan and the Cottonwood Heights zoning code may be accomplished; to encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types, including a variety of housing types; to enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities; to promote and create public and private open space as an integral part of land development design; to encourage private development of older areas of the city and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography and/or landscape features;
 - d. To preserve and restore natural features, open space, and other topographical features of the land; and
 - a. To achieve economic development goals by allowing higher intensity and higher quality developments that warrant greater financial investments that in turn, provide a greater economic return for the city. These are concentrated in specific areas of the city.

These goals/purposes are to be ensured through the preparation and submission of comprehensive development plans showing innovative site layout, design character and integration with the surroundings of the proposed site.

- B. Objectives. The Planning Commission and City Council may designate a site as a PDD provided that the proposed site and urban design plans for the development fully achieve all of the following objectives:

1. An integrated mixed-use development containing two or more principal uses that include a pedestrian orientation in its design and functionality.

2. Consistency with the Cottonwood Heights General Plan ensuring a compatible and functional relationship to the area and along these major corridors.
3. Site features, uses, public amenities and aesthetic characteristics that encourage public pedestrian activity, multi-modal transportation connection points, vitality, convenience and safety in and around the PDD.
4. A coherent plan that provides both a physical and functional integration of the site components to each other, to the PDD and the balance of the city. Urban design features that will assure an appropriate transition of uses, building heights, architectural massing and spatial relationships respecting nearby areas.
5. A site that is fully served by public streets, municipal services and public utilities of adequate capacity to service the requirements of the site. Where infrastructure capacity is judged not to be adequate, the Planning Commission and City Council may accept a binding agreement insuring that suitable improvements are scheduled to occur or will be performed by the applicant in a timely manner. No building permit shall be issued until such an agreement has been accepted by the Planning Commission and City Council.

C. Permitted Uses

1. Any use allowed by the city's Zoning Ordinance and following the conditions for each use as specified in the code shall be permitted in a PDD if such use is:
 - i. Specified in the ordinance granting a PDD, or
 - ii. Unless specified in the amending ordinance, all buildings and uses shall comply with all city development requirements. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this Title.

D. Development Program and Plans Requirements

Development in the PDD is permitted only in accordance with a Development Plan prepared and submitted by the applicant approved in accordance with the provisions herein by the City Council after receiving a recommendation from the Planning Commission.

1. Development Plans

The Planning Commission and City Council shall require the submission and approval of Development Plans showing the nature and character of the planned development, which shall include location of uses, buffering and screening devices, traffic circulation, landscaping, trails, a schematic area drainage map, utilities, refuse storage and collection, and other features necessary to depict the extent of the development. These development plans may consist of Land Use Plan, a Concept Plan, and/or a Detail Plan. When a development plan is required, the approval of a Land Use Plan or a Concept Plan shall be deemed as incomplete for development and no development shall begin until a Detail Plan is approved for that portion for which a building permit is sought.

A Development Plan shall include:

- i. An application form that identifies the location of the proposed development, the applicant(s), the owner(s) of the property(ies), and the size of the property(ies); a complete list of development conditions and uses which may be incorporated into the ordinance, if approved, as set forth below.
- ii. A written narrative and graphic exhibits including the following:
 - a. Applications for reclassification to PDD must include a statement of how the goals, objectives and specific criteria established herein will be satisfied. All proposals, including off-site improvements shall include provisions to ensure long term continuity and an indication of easements or leases necessary for said improvements. Final plans for improvements required shall include the location, type, minimum hours of operation or accessibility, exterior informative signage, and other information, as may be necessary or required by the Planning Commission and City Council;
 - b. The proposed project's consistency with the General Plan, including the master plan for the applicable development area boundaries and size of property;
 - c. The total acreage of the planned development, broken down into total acreage;
 - d. A table of proposed land uses including:
 - i. A table of proposed maximum and average residential densities for each residential use;
 - ii. The maximum total acreage of each residential use, including below market/affordable dwelling units, if applicable;
 - iii. The maximum allowable number of each type of residential unit requested, including affordable dwelling units, if applicable;
 - iv. The maximum proposed building/lot coverage for each non-residential use; and
 - v. All dimensional and lot standards requested, for each land use type designated.
 - vi. The general location and amount of land proposed for each land use including single family residential, multi-family residential, institutional, office, commercial, industrial, common open space/recreation, street use, etc.;
 - e. Statement of the scale of each use, expressed in numbers (i.e., number of residential units, residential density, square footage of retail-commercial, square footage of office uses, etc.) and expressed in acreage allotted to each use;
 - f. An open space/landscaping plan including the location and composition of all screening, buffering materials and street trees;
 - g. An analysis of the traffic impact of the Planned Development on existing and proposed streets, including current traffic counts on surrounding roads and streets;
 - h. A traffic circulation plan (vehicular, bicycle and pedestrian) showing project circulation patterns, internal street, roads, alleys, connections to city and

regional transit, interior pedestrian trail connections; Description of the vehicular transportation circulation system within the project and connecting to larger circulation networks in the City and the region;

- i. Conceptual lot lines;
- j. Description of alternatives to private vehicles, including facilities for public transportation use, pedestrians, and bicycles;
- k. Preliminary plans for parking, including parking structures, stall counts and location;
- l. Any proposed phasing plans;
- m. Tabulations of approximate acreage allotted to public open space, common private open space, and non-common private open space, including a statement of intended uses of open space and public facilities, including a rationale for scale and location;
- n. Lighting plan showing location, lighting types, foot candle measurements
- o. Illustrative Architectural elevations for each type of residential and nonresidential unit; the scale, massing and design of new buildings compliment and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them. Character sketches of proposed buildings or building types. A sketch of typical exteriors and architectural elevations.
- p. Description of utilities master plan; The general location, size, and capacity of all existing and proposed water and sewer lines; A Utility Plan with the location of any on-site natural areas, buffers, trees and sidewalks that may be impacted by utility facilities including existing and proposed location of any easements or rights-of-way; An Infrastructure Plan;
- q. Areas to be included in each phase of development, including the location of all common open space areas and/or affordable/senior/disabled housing units to be included in each phase;
- r. A Sensitive Lands/Natural Hazards Plan detailing areas to be mitigated; and
- s. A narrative of the proposed project's impacts on public facilities and public infrastructure.
- t. If the project is to amend an existing PDD and the proposed amendment would affect less area than the entire district, the applicant shall submit a map showing the entire existing planned development district and identifying any area to be added to or deleted from the district, or identifying the area to which the amended application plan, code of development, proffers or any special use permit or special exception would apply.
- u. A Land Use Plan may be required only on large PDD areas, generally 20 acres or more, where development is not expected to take place within two (2) years on at least eighty (80) percent of the PDD area. A Land Use Plan shall be accurately drawn indicating boundary lines of the PDD area covered, proposed use areas, topography, natural areas, waterways, general location of future parks and open space, schools, and other public facilities; and

- v. Any other information at the time of pre-application that the CED Director determines is necessary to determine whether the application complies with the standards established in this Ordinance.

Development requirements proposed to be set forth in the Ordinance granting the PDD which MAY include, but not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, lot coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the Planning Commission and City Council may deem appropriate during their review of the proposal. Modified Development Requirements – Development requirements for each PDD shall be set forth in the amending Ordinance granting the PDD and shall include, but may not be limited to standards listed in the following documents:

- A. Zoning Ordinance;
 - B. Subdivision Ordinance;
 - C. APWA standards and
Other requirements as the City Council and Planning Commission may deem appropriate.
- 2. A schematic map showing:
 - w. Proposed land use designations;
 - x. Streets and parking lots, including parking structures and details;
 - y. Public open space and other public facilities, and landscaping;
 - z. Structures, natural features or other site amenities to be preserved.
 - 3. Maps indicating the following transportation circulation systems within the project and connecting to larger circulation networks in the City and region:
 - aa. Vehicular, including public transit,
 - bb. Bicycles, and
 - cc. Pedestrians.
 - 4. A preliminary development schedule and phasing diagram showing each phase of the development schedule of the Master Plan, for purposes of planning public amenities and infrastructure.

The City Council may approve in the Development Standards, procedures and guidelines, the delegation of some, or all, of the decisions on the development plans to the CED Department.

E. Site Development Regulations.

Table 1: Site Development Regulations – Planned Development Districts sets forth the site development regulations, which are in addition to the development regulations set forth in Additional Regulations. Letter designations in the Additional Regulations column refer to regulations that follow the Site Development Regulations – Planned Development Districts table. The intent of these regulations is to promote vertical and horizontal mixed use development in a pedestrian-oriented environment.

Table 1: Site Development Regulations – Planned Development Districts

Standards	Tier 1	Tier 2	Tier 3	Additional Regulations
Area Requirement	10 contiguous ac	3 contiguous ac	1 contiguous ac*	(A)
Lot Coverage	No Min or Max	65%	65%	(B)
Building Height				
Min Bldg. Height (ft.)/stories	25 and/or 2	No Minimum	No Minimum	
Maximum Bldg. Height	No Maximum	50	35*	(C)
Min Bldg. Setback (ft.)				(D)
Front	0	0	0	
Side (Street)	0	0	0	
Side (Residential)	50 on adjacent residential properties outside project area	Same as adjacent residential zone	Same as adjacent residential zone	
Side (Nonresidential)	0	0	0	
Rear (Residential)	50 on adjacent residential properties outside project area	Same as res zone	Same as res zone	
Rear (Nonresidential)	0	0	0	
Storefronts & Access	Yes	yes	yes	(E)
Building Transparency	Yes	yes	yes	(F)
Driveway Restrictions	yes	yes	yes	(G)
Open Space	25%* gross lot area	15% gross lot area	15% gross lot area	(H.)
Landscape				(I.)
Off-Street Parking and Loading	The Development Plan may require the provision of a minimum number of on-site parking and loading spaces.			(J.)
Parking setback				
Pedestrian Circulation	yes	yes	yes	(K.)
Signage	Master Sign Program Required			(L.)
Below Market Rate (BMR)/	10% of total residential for	10% of total residential for	10% of total residential for	(M.)

Senior/Disabled Housing	projects with 50 or more units	projects with 25 or more units	projects with 25 or more units	
Exterior Lighting Stds.				(N.)
Angle of Bulk Plane	3' vertical: 1' horizontal	N/A		(O.)
Residential Density - dwelling units / acre	Based on IBC/IRC occupancy	25 du/ac	20 du/ac	

1. Area Requirement. An application for a PDD may be submitted only on the specified minimum acreage. *Area requirement in Tier 3 areas can be modified on a case-by-case basis if approved by the Planning Commission and City Council.
2. Lot Coverage.
The following areas are to be included for the purpose of computing Lot Coverage:
 - a. All buildings including single, two or multi-family dwellings.
 - b. Accessory structures including sheds, garages, pool structures, carports, decks, roof over hangs exceeding 20", platform walkways and similar structures.
 The following areas are to be excluded for the purpose of computing Lot Coverage
 - a. Existing grade level walkways and driveways.
 - b. Retaining walls and fences.
3. Maximum Building Height.
 - a. Tier 1. Building heights will not have a maximum feet or number of stories.
 - b. Tiers 2. Building heights permitted up to 50 feet when the first two levels are commercial and/or office use at the street level. Building heights are reduced to 35' for any building within 50 feet of a single-family zoning district.
 - c. Tiers 3. Building heights permitted up to 35 feet when the first level is a commercial and/or office use at the street level. Building heights are reduced to 30'/2 stories for any building within 50 feet of a single-family zoning district. * Building height may exceed 35' if adjacent to a more intensive development based on a approval from the Planning Commission and City Council.
 - d. Building height shall not exceed the corresponding building height for each Tier in the table measured from the grade plane as defined in IBC. Parapet walls, rooftop penthouses, landscaping and vegetative amenities and other architectural features may extend above the maximum building height provided they contribute to the overall architectural character of the building as determined by the ARC and shall contain only mechanical or other apparatus necessary for the operation of the building.
4. Set Backs
 - a. Setbacks from public streets shall be determined by the PDD approved site plan. Setbacks and Build-To Lines shall be measured from the property line of the Pedestrian, Sidewalk, and Landscape Tract. There shall be no setbacks for

- buildings from lot lines within the PDD unless required by the Building Code. Setbacks shall be measured at one foot (1') behind the sidewalk or if no sidewalk exists, one foot (1') behind the top of curb (TOC).
- b. Ground Floor. 75 percent of ground floor building facades shall be located at the build-to line when the building fronts on an arterial or collector street. Permanent shade structures such as canopies and arcades may encroach up to 10 feet within this area when abutting an arterial or collector street and shall maintain a vertical clearance of at least 10 feet above finished grade.
 - c. Outdoor Dining Area. When adjacent to a public street, outdoor dining areas shall provide a minimum of 6 feet of unobstructed pedestrian circulation.
 - d. Second Floor and Above. Building street facades may encroach into this area no more than 10 feet.
5. Storefronts and Access (retail and commercial areas). A minimum 75 percent of ground floor building length or width of the principal building frontage shall consist of windows, window displays, doors, or a combination thereof. In Tier 1 areas this is defined in the approved site plan and project design guidelines manual.
6. Transparency (retail and commercial areas).
- a. Ground Floor. View windows, window displays, or doors shall be provided between 2 and 8 feet above grade adjacent to the principal building frontage.
 - b. Upper Floors. A minimum of 25 percent of a building's upper floor elevations along streets shall have view windows with non-reflective glass.
 - c. In Tier 1 areas this is defined in the approved site plan and project design guidelines manual.
7. Driveway Restrictions. Vehicular access shall be from a secondary street or alley.
8. Open Space. Open space shall be provided in the form of natural areas that need to be preserved, landscaping, pedestrian plazas, atriums and other significant spaces open to the public. Vehicular circulation and parking areas shall not qualify as open space but will have to meet parking and landscaping requirements. *75% at ground level
9. Landscaping. Prior to the use or occupancy of any lot or premises at least one of the following landscaping requirements must be met.
- a. Option A
Provide a landscaped area equal to twenty-five (25) percent of the total lot area. The landscaped area may be provided at the ground level or on upper level balconies, decks, roofs, with permanently affixed planter boxes or any combination thereof. A minimum of sixty percent (60%) of the landscaped area shall be vegetated.
 - b. Option B

- i. Provide a ground level landscaped area equal to fifteen percent (15%) of the total lot area.
- ii. For landscaped areas designed as buffers, setbacks or visual backdrops, forty percent (40%) of the area shall be vegetated with a combination of groundcover, vines, shrubs, and trees. These areas must be at least eight (8)' feet wide.
- iii. For large paved pedestrian spaces such as courtyards or plazas, a minimum 12' conifer or 2" caliber or 15- gallon/eight-foot tall deciduous tree shall be required for every 200 square feet of paved area.

In lieu of trees, twenty-five percent (25%) of the ground plane shall be vegetated with potted plants, vines, shrubs, or groundcover.

10. Parking. A minimum off-street parking requirement shall be determined by a parking plan approved as part of the PDD application. Parking standards for all other uses will be determined by using the standards of Section 19.80 as a guide. The potential for shared use of parking on-site shall constitute an additional standard for further reduction of required parking, subject to demonstration that there will be adequate parking available for all uses. 25% of all required parking shall be structured parking. 50% of parking shall be integrated within buildings behind active uses or appropriately screened from sensitive views from any public street, residential property or public pedestrian way.

a. Parking Setback

- i. Setbacks shall be determined by the PDD approved site plan.
- ii. Street level, surface parking shall be located behind or adjacent to buildings or screened by a minimum 10' landscaped berm.
- iii. Parking may be shared parking pursuant to Chapter 19.80.110: Shared parking and curb cuts.
- iv. Minimum parking lot setbacks:
 - 1. Wasatch Boulevard lot lines: 20 feet or as approved by Planning Commission and City Council
 - 2. Fort Union Boulevard lot lines: 30 feet
 - 3. Highland Drive lot lines: 30 feet
 - 4. All other property lines: 8 feet
 - 5. Abutting land used for single family residential: 20 feet
- v. Where a nonresidential use in the Tier 1, 2, and 3 zoning districts cannot provide all the required parking spaces on site, off-site parking may be approved as part of the Planned Development District. The approval shall terminate if the use or the application changes. The application shall demonstrate that:
 - A. The off-site parking spaces shall be located within 1,000 feet of the use;
 - B. The off-site parking spaces shall be improved to the standards set forth in this article; and

- C. Recorded Cross-easements for parking shall be in place, or evidence provided of adequate public parking.

11. Pedestrian Circulation. The entire PDD shall be developed in accordance with the following pedestrian circulation regulations:

- a. Sidewalks and pedestrian walkways shall be provided in accordance with a submitted Pedestrian Circulation Plan.
- b. Sidewalks (public):
 - i. Continuous sidewalks with a minimum 6-foot width required along arterial streets and within commercial sites, adjacent to the internal private street. Sidewalks along Fort Union Boulevard shall be a minimum 8 foot width.
 - ii. Sidewalk along the private street shall be located within a public pedestrian easement to be shown on the final plat.
- c. Pedestrian walkways (internal sidewalks):
 - i. Pedestrian walkways required in this section shall meet the following criteria:
 - A. Minimum 6-foot width;
 - B. Readily visible and free of encroachment by parked vehicles;
 - C. Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
 - D. Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies; and
 - E. Lighted with pedestrian-scaled fixtures.
 - ii. A pedestrian walkway shall connect a building entrance to the private or public street sidewalk.
 - iii. For uses with parking located between the street and the building, at least one walkway shall be provided to and through its associated parking area to connect a building entrance to a public street sidewalk.
 - iv. In order to create a safe pedestrian environment, multifamily residential buildings shall be placed and sited so that all required internal sidewalks are in view of at least one unit's living area windows.
 - v. Internal sidewalks parallel and adjacent to a street or drive aisle shall use a raised walk or be separated from the street or drive aisle by a raised curb, landscaping or other physical barrier. If a raised internal sidewalk is used, the ends of the raised portions must be equipped with curb ramps.
 - vi. Internal sidewalks must be hard surfaced, and a minimum of five (5) feet in width. When adjacent to perpendicular, head-in, or diagonal parking, a pedestrian walk must be increased in width to a minimum of seven (7) feet when parking is located on one

side, and a minimum of nine (9) feet when parking is located on both sides

d. **Public Plazas:**

- i. Publicly-accessible plazas shall be located as proposed on approved site plan.
- ii. Each plaza shall include a decorative paving pattern.
- iii. Each plaza shall include at least two (2) benches, two (2) shade trees and four (4) bicycle parking spaces.

12. **Signage.** Any sign permitted in the city's Zoning Ordinance except OPEDS, shall be permitted in a PDD unless such sign is:

- a. Specified in the ordinance granting a PDD, or
- b. Unless specified in the amending ordinance, all signs shall comply with all city development requirements in Chapter 19.82: Signs. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this Ordinance.

A Master Sign Program shall be submitted that details each type of sign and each sign location. The Master Sign Program will include types, materials, colors, locations, sign windows. Signage shall be governed by the standards as set forth herein.

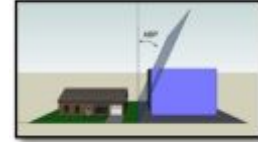
13. **Below Market Rate/Senior/Disabled Housing Requirement.** All PDD shall provide Below Market Rate (BMR) or Senior/Disabled Housing units in an amount not less than ten percent (10%) of the total number of dwelling units contained within the development. Required BMR/Senior/Disabled units shall be affordable to households earning not more than fifty percent (50%) of the Cottonwood Heights median income and shall be provided in accordance with the standards, definitions and procedures contained within these Regulations. The BMR/Senior/Disabled requirement may be satisfied with any of the options provided in these Regulations, and shall not require the separate issuance of a special exception if approved at the time of initial PDD designation and site plan approval as referenced in the following table. Not required for Tier 3 areas.

14. **Lighting Standards**

- a. The maximum height of luminaries shall be determined by the Planning Commission and City Council based on the approved lighting plan. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in a residential zone or an adjacent residential use.
- b. All parking luminaries, except those required for security, shall be extinguished one hour after the end of business hours. The exception for security lighting applies to a maximum of 25% of the total luminaries used, unless the planning commission approves a higher percentage.

- c. Uniformity of lighting is desirable to achieve an overall objective of continuity, and to avoid objectionable glare.
- d. Pedestrian walkways to mass transit facilities shall be lighted.
- e. All lighting next to residential uses, or where the planning commission requires, shall be full-cut-off lighting to reduce light pollution.

15. Angle of Bulk Plane An inclined plane drawn at a specific angle from a point on or adjacent to the subject property that contributes to the delineation of maximum permitted bulk that can be constructed on a lot. Measured 20' above grade elevation Wasatch Boulevard.



16. Existing Development. The floor areas of existing improvements, including buildings, landscaping, parking and other uses, may be incorporated into the PDD development where permitted by the Planning Commission and City Council to facilitate the fullest attainment of the objectives of the PDD. The area of the original lot supporting such non-conforming uses shall not be included in any calculations within the PDD. Existing, legally non-conforming improvements or lots may be modified in connection with the PDD development to achieve superior design, but shall not be expanded or extended. Any such modification shall not be deemed to render the improvements or lots more non-conforming.

F. Site Design Criteria. To fulfill the purposes of these regulations, all PDD development shall satisfy the following "Mandatory Site Design Criteria" as set forth below:

1. Site Design Criteria. All PDD development shall provide a combination of the following:
 - a. Pedestrian Oriented Interface. All PDD developments shall provide pedestrian oriented interface which is defined as uses of buildings and/or design features that encourage pedestrian interaction at the street level. These include but are not limited to: retail and commercial shops, space designed to be adaptable to retail uses, service businesses; establishments dealing directly with the general public; visually interesting features such as public art or building lobbies; display cases; accessible plazas; or similar landscaped open spaces and pedestrian promenades/walkways for public use and congregation.
 - b. Site Plan promotes transit oriented development. PDDs shall provide improvements that promote transit-oriented development features including pedestrian-friendly design, improvements at transportation nodes, and other similar features likely to promote public transit.
 - c. Environmentally Sustainable Design Checklist. An Environmentally Sustainable Design Checklist will be submitted with the application that demonstrates the project's ability to design and build more environmentally sustainable. The expectation of all PDD projects is that they shall provide elements that are environmental design standards

established by the Green Building Council. Documentation may be required by the Planning Commission and City Council.

PDD Application and Review Process

G. PDD Procedures

1. The procedures for granting, modifying, amending, or revising a PDD or any of the development conditions, development plans, or permitted uses shall be the same as for any zoning district as set forth in Title 19, except as set forth herein. The application shall include: a description of the property, a drawing showing the various use areas within the proposed PDD area if more than one use area is expected; proposed regulations, and any proposed development plans. When a development plan is being considered, a written report from each entity (respective) regarding the impact on planning, engineering, building inspection, fire, and traffic; and written comments from the applicable school district; and from those utilities providing services to the project shall be submitted to the Planning Commission prior to the Commission making any recommendations to the Council. In the event written comments are not forthcoming in a reasonable amount of time, the Commission may at its discretion make a recommendation to the Council.

The procedure and criteria for a PDD application is outlined below. PDD applications are comprised of PDD stipulations and Plans referred to herein.

- A. Pre-Application Conference – Before submitting a PDD Plan, the applicant shall confer with the CED Department and any other officials designated by the CED Director. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures.
- B. PDD Concept Plan Presentation -
 1. This presentation will be determined by the DRC and the applicant.
 2. This requirement applies to PDD that contain 50 or more dwelling units and/or 5 or more acres of non-residential development.
 3. At least one time prior to submitting a formal application, PDD applicants shall present their Concept PDD plan to the Planning Commission at a work session. The City Council may be in attendance. This presentation shall be for discussion and feedback purposes only and no action shall be taken on the PDD Concept Development Plan at the work session.
 4. The Planning Commission or CED Director may require applicants for PDD that do not meet sub-section H. 2, above, to present the proposed development at a Planning Commission work session prior to submitting a formal application.

Concept Plan –A Concept Plan is submitted before the formal application and it includes all of the area(s) of a PDD, except that a Concept Plan may cover only a part of the PDD if a Land Use Plan has been approved. All of the features in a

Concept Plan shall indicate all proposed streets, alleys, drives, buildings, parking areas, landscaped areas, screening, uses of building and land, building heights, topography, and other features of the proposed development. A Concept Plan shall be construed to be an illustration of the development concepts only and not an exact representation of the specific development proposed.

- C. Community Workshop - After the pre-application conference, it is recommended that the applicant hold two (2) or more community workshops. The purpose of a community workshop is to ensure early citizen participation in an informal forum, in conjunction with the development applications and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors.
- D. Draft PDD Development Plan Submittal - After the required pre-application conference and prior to submitting a formal application, the applicant shall submit at least two (2) copies of a draft of the requested PDD Development Plan for staff review. The draft PDD Development Plan must comply with all requirements of this Ordinance and all other applicable regulations. Additionally, the PDD Checklist, available in the CED Department, must be filled out and turned in with the draft PDD Development Plan.
- E. PDD Development Plan Application - Complete applications for PDD Development Plans may be submitted on forms available in the CED Department once it has determined that the requested PDD Development Plan complies with the requirements of this Ordinance and all other applicable regulations.
 - 1. An application for a PDD shall be initiated by filing a Development Plan for the entire project for review with public hearing for an approval in principle by the Architectural Review Commission, Planning Commission and City Council.
 - 2. No application for a PDD Plan shall be accepted as complete unless it includes the one (1) required paper copy and one (1) digital copy of the PDD Plan, the required fee, and the following information:
 - a. One completed PDD/Zoning Map Amendment application signed by the current property owner(s);
 - b. One copy of a legible approved and recorded plat showing the current property lines of the property/properties to be included in the planned development;
 - c. One copy of the current, recorded deed;
 - d. ALTA Survey;
 - e. Documentation of any community workshops held regarding the proposed PDD Development Plan application;
 - f. A digital version of all text, charts, tables, exhibits and graphics used in the PDD;
 - g. A current aerial overlaid with the proposed plan; and

- h. Any other information that the Planning Commission or CED Director determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Chapter.
- 3. Applications for PDD Plans shall comply with Application Completeness and Submission Deadlines, of this Ordinance.
- 4. The following shall be included in the requested PDD stipulations:
 - a. All information required for PDD that include below market/senior/disabled dwelling units, as contained in this Ordinance;
 - b. An analysis of the impact of the proposed development on existing public facilities and services (e.g. roads and streets, water, sewer, etc.). Any proposed future improvements to these facilities and services to be made as part of the planned development shall also be included;
 - c. A traffic study that meets the requirements of Chapter 12, 14, 19 of this Ordinance for the proposed PDD or phases of the PDD;
 - d. A development schedule with a generalized phasing schedule, if appropriate. The phasing schedule shall include the number of dwelling units, total acreage of each residential use, total gross floor area of each non-residential use, percentage and acreage of common open space to be included in each phase, and percentage, number and acreage of affordable dwelling units to be included in each phase (if applicable);
 - e. A statement indicating how any common open space/recreation areas will be owned or managed;
 - f. A statement indicating how all roads and alleys will be owned and maintained;
 - g. A statement of inclusion and compliance with processes included in the Cottonwood Heights Zoning Regulations that are not mentioned in the PDD stipulations;
 - h. A statement of agreement to proceed with proposed development in accordance with the provisions of these zoning regulations, applicable provisions of the Cottonwood Heights General Plan, and with such conditions as may be attached to any rezoning to the applicable PDD;
 - i. Letters of coordination from all agencies from which the applicant must either (1) obtain permits or (2) obtain services and/or facilities;
 - j. Any other information that the CED Director determines is necessary to determine whether or not an application complies with the standards established in this Section;
 - k. The following shall be included on the requested Land Use, Concept, and Detail Plans shall be accurately drawn to an appropriate legible scale and shall include title, north arrow, date drawn, and necessary references to accurately locate the property. Copies in sufficient quantity and at an appropriate size for review purposed shall be submitted by the owner, applicant, or their representative; and
 - l. Written statement that the proposed PDD is feasible based on the results of the market study.

5. CED Department Review and Report - Once an application is deemed complete and to contain all information required herein by the CED Director, the application will be scheduled for a Planning Commission meeting and the applicant and other interested parties will be notified in accordance with this Ordinance. The CED staff shall prepare a report that reviews the PDD application.
6. Public Hearing Notice - Posted notices of the Planning Commission and City Council's public hearings shall be provided in accordance with the requirements of this Ordinance and the Utah State Code.
7. Planning Commission Review and Recommendation - The Planning Commission shall review the proposed PDD recommending that the City Council approve, approve with conditions or deny the proposed development plan. The Planning Commission's recommendation shall be based on the Approval Criteria of Section below.
8. City Council Public Comment and Decision - After receiving the recommendation of the Planning Commission, the City Council shall take action to approve, approve with conditions, or deny the proposed PDD Plan based on the Approval Criteria of Section below. City Council shall adopt an ordinance of PDD/zoning map amendment. If the City Council takes action to approve the PDD Plan, it may require time-frames, if stipulated for development of the entire PDD and its individual phases, if any.
9. Approval Criteria For PDD Rezoning - Applications for PDD Plan approval may be approved only if the Planning Commission and City Council determines that the following criteria are met:
 - a. whether the application is in compliance with the requirements of this Ordinance and the Cottonwood Heights General Plan;
 - b. whether the application is in compliance with all applicable ordinances and codes ;
 - c. whether there has been a substantial change in the character of the neighborhood, since the land was last zoned;
 - d. whether the general impact of the rezoning would adversely impact the provision of public facilities and services;
 - e. whether the proposed rezoning impact would adversely impact the provision of public transportation and transit services;
 - f. whether the subject land is suitable for the intended use and is compatible with the natural environment;
 - g. whether the City and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.
 - h. whether the intended land use would create traffic congestion or burden the existing road network;

- i. whether the PDD provides for unified development control under a unified plan; and
- j. whether the subject land contains requisite utility infrastructure in terms of quantity, dependability and quality as determined in conformance with service suppliers.

PDD Reversionary Clause

All PDDs will be subject to a reversionary clause for project performance within a certain time period and any additional conditions the planning Commission and City Council see fit to add, i.e., (A.) below.

(A.) If a building permit is not issued for the subject property within three (3) years of the effective date of this ordinance, to the property shall revert back to the zoning designation in effect immediately prior to the passage of this Ordinance (or equivalent of such zoning that is in existence on the date of such reversion. An applicant can request an extension for additional 12 months if granted prior to the date of expiration provided that the extension is applied for prior to the three (3) year term of this ordinance.

Map of Planned Development District Areas

